Karen Johnson Davidson County
Batch# 666732 DEEDQC
06/28/2021 12:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210628-0087252

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Kimberly McDoniel 3325 Mapleton Crescent Chesapeake, VA 23321	New owner	083-06-0-373.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Kimberly N. McDoniel, an unmarried woman**, by these presents do hereby quitclaim and convey unto, **Kimberly Nina McDoniel, an unmarried woman, and Chad Richard Walden, an unmarried man as joint tenants with rights of survivorship**, their successors, representatives, and assigns, her rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot No. 7 on the Plan of W.L. Horn's Spout Spring Addition of record in Plat Book 57, Page 106, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the westerly margin of North 18th, formerly Roy Street, at a point 156 feet north of the northerly margin of McEwen Avenue; thence with the westerly margin of said street northerly 50 feet; thence at right angles westwardly 159 feet to a point 10 feet west of the dividing line between Lot Nos. 6 and 7; thence at right angles southwardly 50 feet; thence at right angles eastwardly 159 feet to the point of beginning.

Being the same property conveyed to Thomas W. O'Rourke, unmarried by deed from Michael Englebert aka Michael Engelbert, unmarried of record in Instrument No. 20061208-0151808 Register's Office for Davidson County, Tennessee, dated December 4, 2006 and recorded on December 8, 2006.

Being the same property conveyed to Kimberly N. McDoniel, an unmarried woman, by Warranty Deed from Thomas W. O'Rourke, unmarried of record in Instrument No. 20141027-0099059 in the Register's Office for Davidson County, Tennessee, dated October 24, 2014 and recorded on October 27, 2014.

Being also known as 506 North 18th Street, Nashville, TN 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 11 day of June, 2021.

Elizabeth J Dapp
Affiant

My commission expires: 07-05-21
(Affix Seal)

Notary Public

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 11 day of June, 2021.

Kimberly N. McDoniel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Kimberly N. McDoniel,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11 day of June, 2021.

Notary Public

My Commission Expires: 07-05-21

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

